

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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August 8, 2006

VIA HAND DELIVERY

PLANNING & DEVELOPMENT DEPARTMENT,
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 South Fourth Street
Las Vegas, NV 89101

Re: VAR-14768-Hearing August 10, 2006 @ 6:00 p.m.

Dear Commission Members:

I reside with my family at 3440 north Bronco Street, Las Vegas, Nevada.

I object to the Request For Variance to Allow 54 parking Spaces Where 113 Spaces Are Required on 1.39 acres at 3250 North Bronco Street (APN 138-11-804-021), C-1 (Limited Commercial) Zone, Ward 6 ("Ross), requested by the Vitaly Scherbo, and hereby request that all action sought in VAR-14768 be denied.

My neighborhood borders Mr. Scherbo's business, is where my family and I have lived for over 10 years, and is zoned R-E. Bronco Street is a narrow residential street in a "horse property" area, which has become very congested due, primarily, to Mr. Scherbo's business located at 3250 north Bronco Street. A 2-story addition to the existing facility will intolerably congest this residential neighborhood.

In addition, there is a busy day-care center directly across Bronco Street from Mr. Scherbo's gymnastic school. Consequently, there are many small children and parents of small children continually parking on, and crossing the street (there is no crosswalk) creating an extreme danger for the pedestrians and a severe hazard for the children and others living in the area.

Furthermore, there is not presently adequate parking for Mr. Scherbo's existing facility (and certainly inadequate parking for the day-care center), before giving any consideration to an additional 10,542 of business space. His parking lot is always full to capacity, forcing many of his customers to park on Bronco Street that is not designed or built for such parking. Parking on

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the narrow street is congested, and makes traffic extremely dangerous and nearly impassible at the busiest traffic hours of the day. *See* Variance Request VAR-14768.

Mr. Scherbo's business greatly detracts from the rural feel of the neighborhood, and any expansion will further destroy the rural feel of what is an R-E Zoned Neighborhood.

Finally, because of the nature of the neighborhood, there are many horses and horse riders in the area, that must now compete with the business traffic brought in by Mr. Scherbo's existing business. The additional vehicle congestion, parking limitations requiring people to park on the street, which is already very narrow, creates a dangerous, congested, undesirable neighborhood, which will have a negative impact on the quality of life in the area, and the property values of those in the surrounding R-E residential area.

For the reasons stated above, I urge you to deny all relief requested request for a Cite Development Plan Review, VAR-14768.

Sincerely,

KOLESAR & LEATHAM, CHTD.



Nile Leatham, Esq.

NL/chk



Submitted at Planning Commission
Date 8/10/06 Item #56 -
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